109.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	820,000 / 820,000
					USE VALUE:	820,000 / 820,000
					ASSESSED:	820,000 / 820,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		REED ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALICANDRO JOSEPH & PATRICIA
Owner 2:	TRS/ ALICANDRO TRUST
Owner 3:	
Street 1:	6 REED ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALICANDRO JOSEPH & PATRICIA -
Owner 2:	-
Street 1:	6 REED ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1983, having primarily Vinyl Exterior and 4008 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	466,200	13,600	340,200	820,000
Total Card	0.092	466,200	13,600	340,200	820,000
Total Parcel	0.092	466,200	13,600	340,200	820,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 204.61 | /Parcel: 204.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 140449
GIS Ref:
GIS Ref:
Insp Date: 09/13/18

PREVIOUS ASSESSMENT

Parcel ID: 109.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	466,200	13600	4,000.	340,200	820,000	820,000	Year End Roll	12/18/2019
2019	101	FV	356,300	14100	4,000.	335,300	705,700	705,700	Year End Roll	1/3/2019
2018	101	FV	356,300	14100	4,000.	257,600	628,000	628,000	Year End Roll	12/20/2017
2017	101	FV	356,300	14100	4,000.	243,000	613,400	613,400	Year End Roll	1/3/2017
2016	101	FV	356,300	14100	4,000.	223,600	594,000	594,000	Year End	1/4/2016
2015	101	FV	349,800	14500	4,000.	209,000	573,300	573,300	Year End Roll	12/11/2014
2014	101	FV	349,800	14500	4,000.	192,500	556,800	556,800	Year End Roll	12/16/2013
2013	101	FV	349,800	14500	4,000.	192,500	556,800	556,800		12/13/2012

!8546!

PRINT

Date	Time
12/10/20	23:06:58

LAST REV

Date	Time
09/26/18	13:06:03

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8546

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALICANDRO JOSEP	69640-354		7/21/2017	Convenience	1	No	No		
	25489-72		7/11/1995		315,000	No	No		Y

USER DEFINED

Prior Id # 1:	140449
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	CC	Chris C
1/7/2009	Meas/Inspect	294	PATRIOT
12/19/2008	Measured	163	PATRIOT
3/22/2000	Inspected	263	PATRIOT
1/31/2000	Measured	264	PATRIOT
9/3/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.22	6			Other	-10					340,200						340,200	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 340,200 | Spl Credit | Total: 340,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	22.	%
Functional:			%
Economic:			%
Special:	PT - Part Town	10.	%
Override:			%
	Total:	29.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.02526808
Const Adj.:	1.00188005
Adj $ / SQ:	138.671
Other Features:	126405
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	664036
Depreciation:	197883
Depreciated Total:	466154

COMMENTS

SAUNA BMT PDAS OWNER SAYS BACK OF HOUSE OF LEXINGTON LINE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4				Baths: 2		HB 1		

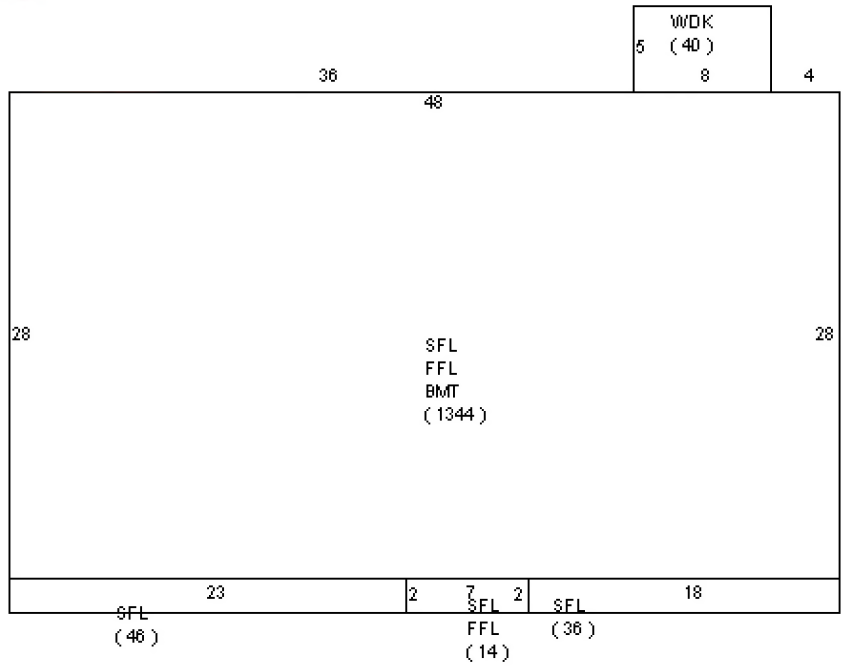
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,440	138.670	199,687
FFL	First Floor	1,358	138.670	188,316
BMT	Basement	1,344	65.940	88,621
WDK	Deck	40	16.030	641

Net Sketched Area:	4,182			Total:	477,265
Size Ad	2798	Gross Are	4182	FinArea	4008

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	152.54
Special Features:	0	Val/Su Net:	111.48
Final Total:	466200	Val/Su SzAd	166.62

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 109.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X16	A	AV	1983	0.00	T	28.8	101						
22	Wood Deck	D	Y	1	14X34	A	AV	1983	8.10	T	28.8	101			2,700			2,700
8	Pool A-O	D	Y	1	12X26	A	GD	1990	38.50	T	17.4	101			9,900			9,900
95	Sauna	M	Y	1	8X5	A	AV	1984	34.38	T	28	101			1,000			1,000

More:	N	Total Yard Items:	13,600	Total Special Featues:	Total: 13,600